

63-95

#244

WARRANTY DEED
Statutory Short Form

034503

We, **Patrick N. Nesbitt and Michelle A. Nesbitt** of Winslow, Kennebec County, State of Maine, for consideration paid, grant to **James R. McIntyre and Jean P. McIntyre** of Waterville, Kennebec County, State of Maine, and whose mailing address is Route 5, Box 1448, Waterville, Maine, 04901, with **Warranty Covenants** as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

Two certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

PARCEL ONE: Starting at a point in the Easterly line of Central Avenue, where the southerly line of Park Avenue, extended in a straight line would intersect said Easterly line of Central Avenue, said point being also three hundred and forty-three (343) feet Northerly of the intersection of the Northerly line of Walnut Street with the Easterly line of Central Avenue; thence to the South along the Easterly line of Central Avenue a distance of fifty-seven point five (57.5) feet to a point; thence at right angles, to the East a distance of one hundred (100) feet; thence at right angles to the North a distance of fifty-seven point five (57.5) feet; thence at right angles to the west a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than seventy-five hundred (\$7,500.00) dollars.
5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

PARCEL TWO: Beginning in the Easterly line of Central Avenue at the Northwestern corner of a lot of land conveyed to John G. Beeh and Susie M. Beeh by Lewis Rosenthal; thence Northerly in the Easterly line of Central Avenue fourteen and eighty-eight one hundredths (14.88) feet to an iron pin driven in the ground; thence Easterly about one hundred (100) feet to an iron pin marking the Northeastly corner of the lot of land conveyed by Rosenthal to Beehs; thence Westerly in the North line of said lot of land one hundred (100) feet to the point of beginning. Being a triangular piece of land fourteen and eighty-eight one hundredths (14.88) feet on Central Avenue and one hundred (100) feet back.

Meaning and intending hereby to convey the premises acquired by Patrick N. Nesbitt and Michelle A. Nesbitt by deed of Cynthia B. Hogan and Jeffrey S. Beeh dated February 14, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3510, Page 054.

December
WITNESS our hands and seals this 2nd day of ~~XXXXXX~~, 1992.

Signed, Sealed and Delivered
in the presence of:

Robert Messenger
Print Name: Robert Messenger
Witness

Stephen F. Dubord
Print Name: _____
Witness

Patrick N. Nesbitt
Patrick N. Nesbitt

Michelle A. Nesbitt
Michelle A. Nesbitt

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December ~~XXXXXX~~ 2nd, 1992

Then personally appeared the above named Michelle A. Nesbitt and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print Name Stephen F. Dubord



Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

RECEIVED KENNEBEC SS.

1992 DEC 14 AM 9:00

ATTEST: *Robert Messenger*
REGISTER OF DEEDS